

Valley Center Community Planning Group

Minutes for the June 14, 2010 Regular Meeting

Chairman: Oliver Smith Vice Chairman: Ann Quinley Secretary: Deb Hofler

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance
With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: June 15, 2010

Approved: June 28, 2010

1.		Call to Order and Roll Call by Seat #:									07:00			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
P	P	P	P	P	P	P	P	P	P	P		P	A	A

Notes:

Quorum Established:

Yes (X)

2.	Pledge of Allegiance
3.	Discussion Items:
a)	<p>The 2030 Plan for Valley Center. Presentation by the General Plan Update and Mobility Subcommittees (Sandy Smith, Rich Rudolf, Bob Davis and others)</p> <ul style="list-style-type: none"> a. Concept and overview b. Regional categories c. Planning Commission Endorsed Land Use and Mobility Maps d. North Village Concept e. South Village Big Picture f. Semi-Rural and Rural Lands g. Misunderstandings and misinformation h. Questions. Please hold your questions to the end <p>Sandy Smith made a presentation. There is a handout called the VCCPG General Plan and Community Plan Update (see Appendix A). The last page is the Smart Growth Map. The state mandates that SANDAG plans for transportation to get funds. This map shows the Urban centers, transportation corridors, job centers. Transportation money is spent on Hwys, circulation element roads, bus routes and other transport modalities. The SANDAG pop. forecast is 694,000 population in unincorp. S.D. by 2050. Population now is 500,000. The GPU accommodates 717,000 people.</p> <p>The map on page two was just approved by the P.C. in April 2010. Discussed the Land Use Designations and the regional categories. Valley Center has two villages. This feathers out to the rural areas. We have focused the higher densities over the existing and planned infrastructure. The new map actually has 1800 less homes overall than the current map. If everything gets built, it would double the current population. The villages will take about 20% of the new homes, 1400 homes. The areas outside of the villages are taking 4,400 new homes.</p> <p>The next map shows the mobility element roads: These are the roads that get you around, into and out of Valley Center. Cole Grade road is a Community Collector road. Lilac will be a Blvd to Anthony Road, with slower design speeds. The Hilddale Road connector is gone. There are 7 new roads. Many are parallel roads to take traffic off of the existing roads.</p> <p>The next page is a matrix of the roads; their designations, width, right of way, land use context. The Mobility S.C. is working to connect local roads. The PG has gotten a grant to develop right of way road standards for V.C. PG Mobility S.C is also putting together an evacuation map/plan. The next map is a close up of the Villages on the GPU map. Sandy outlined the uses of the land and the commercial areas. The original GPU map had 3000 homes. The PG worked with the</p>

	<p>County to drop that to 1400 new homes. The current map has 660 homes. There are currently approx. 300 homes in the Villages. Over 1000 of the new homes are already in the approval process. The commercial in the villages is about the same in the GPU map and the existing map. Dick Law made the next presentation and has been working with 2 developers to develop the Northern Village. The county has designated the historic centers of towns to be developed as real villages. They should be walkable, reflect V.C.'s history, and be viable. Presented several maps of the development, showing the roads, the usage of the land, and the architectural styles. The village roads are small scale with small buildings. The architectural style is agricultural / California Farm Village. The open space is very important. There will be a village green, a Oak creek green belt (10 acres total), and northern park. The roads will reflect the terrain, provide connectivity to other existing roads. There are several new trails, pedestrian/equestrian. The neighborhoods will be comprised of moderately priced homes, single family homes, duplexes, senior housing. There are several small neighborhoods to avoid uniformity.</p> <p>The next presentation by Sandy Smith was to go over some of the misinformation that has been circulated with the associated clarifications. A handout was circulated with this info (see Appendix B).</p> <p>Question and answer:</p> <p>Ann Howard – Distressed about road #15. It goes along her back fence. Is very appreciative of all of the work of the PG.</p> <p>Bob Citrano – The GP preserves right of way, not builds roads. These future roads are general alignments. The plan preserves the right of way so that construction will not occur and a road may be built in the future.</p> <p>Patsy Fritz – This property owner needs to disclose this 'future road' if she were ever to sell her home.</p> <p>Rich Rudolf – The people in this room now know more than 90% of V.C. about what we have been doing for the last 12 years. Want to thank Sandy Smith for her time, energy, and love for V.C.</p>
b)	<p>DPLU meeting to discuss how to limit liability for planning groups and sponsor groups to be held on June 26, 2010 at DPLU in Kearney Mesa, invite to CPG/SG Chairs and interested parties. (Smith). The policy I1 created the sponsor groups and the regulations that we must comply with. This includes the Brown Act. County Council's job is to represent the PG's. They want to see how they can indemnify the PG's.</p>
c)	<p>Discussion of Planning Commission visit to Valley Center on June 12, 2010 and of the follow-up Planning Commission meeting on PAA 07-009 (Smith). They visited 4 areas of V.C., looking at a PAA request. Started on Rocking Horse lane, then went to a cactus farm on West Lilac, then Community Hall, then took a scenic route to Miller Road. They took public comment at each stop. The next meeting to decide the PAA request is on Aug.6, 2010.</p> <p>Hans Britsch recused himself for this discussion item.</p> <p>Janet Woll – North County Times had the wrong caption so she emailed the corrected one.</p> <p>Jon Vick – About 50% of the people at the first stop had BIA white hats. Most of these were from out of town and were supportive of the project. Most of these people were members of the building industry. Of the V.C. people, most were against the project.</p> <p>Patsy Fritz – The Accretive Project is an 800% increase in density from the GPU. It is not in sync with the GPU.</p>
4.	Open Forum: none
5.	Approval of Minutes:
Motion: The PG approves the minutes as disseminated.	
Maker/Second: Carries (Y-N-A): - 0 – 0	
Notes:	
6.	Land Use Items:
6.a.	<p>Bureau of Indian Affairs (BIA) Notice of Availability for an Environmental Assessment (EA), proposed Fee to Trust conversion by the San Pasqual Band of Diegueno Mission Indians for a single parcel totaling 9.08 acres for continued use as a parking lot and future development of a shopping plaza. Parcel location is corner of North Lake Wohlford Road and Valley Center Road. EA is posted on the internet at http://www.envirometinc.com/San-Pasqual-DraftEA-9.pdf . The stated purpose of the proposed action is "to facilitate Tribal self-determination and economic development by increasing Tribal revenues and</p>

<p>providing employment opportunities for tribal members. In addition, the free-to-trust transfer will promote cultural and social preservation, expression and identity; political determination and self-sufficiency; and economic growth by providing an adequate Tribal land base and homeland that is subject to Tribal sovereignty.” Discussion and vote to support/not support the actions taken by the VCCPG Chair and the Tribal Liaison subcommittee per the urgency item added to the VCCPG Agenda on May 10, 2010. (Smith/Herigstad).</p>														
<p>Discussion & Comments: The letter was written and sent to BIA not supporting the San Pasqual proposed County to Trust Conversion.</p>														
<p>Motion: To ratify the letter that was already send to the BIA.</p>														
A N D E R S O N	D A V I S	H O F E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
P	P	P	P	P	P	P	P	P	P	P		P	A	A
Maker/Second: Rudolf/Montross								Carries/Fails (Y-N-A): 12 – 0 - 0						
Notes:														
7.		Announcements & Items of Interest to the VCCPG:												
a)														
b)														
c)														
8.		Subcommittee Reports & Business:												
a)		Mobility – Christine Lewis, Chair.												
b)		GP Update – Richard Rudolf, Chair.												
c)		Nominations – Hans Britsch, Chair.												
d)		Northern Village – Keith Robertson, Chair.												
e)		Parks & Rec. – David Montross, Chair.												
f)		Rancho Lilac – Ann Quinley, Chair. - inactive												
g)		Southern Village – Jon Vick, Chair.												
h)		Spanish Valley – Oliver Smith, Chair. - inactive												
i)		Tribal Liason – Paul Herigstad, Chair.												
j)		Website – Robert Davis, Chair. – Vote to add Victoria Cloutier to the SC on next month’s agenda.												
k)		Pauma Ranch – Ann Quinley and Keith Robertson, Chairs. - inactive												
l)		Castle Creek – Oliver Smith, Chair. - inactive												
m)		Equine Rezoning – Paul Herigstad, Chair.												
9.		Correspondence Received:												
<p>a. San Diego County Planning Commission to VCCPG, Agenda for regular meeting on Friday, May 14, 2010, 5201 Ruffin Road, Suite B. San Diego, CA. Consideration of Pine Creek Ranch Major Subdivision (4 lots) in Central Mountain Subregional Plan Area; Medical marijuana Facilities Ordinance; Palomar Christian Center in North Mountain Subregional Plan area.</p> <p>b. DPLU to VCCPG, ZAP 03-007W1; Lilac Ridge Wireless Telecommunication Facility Modification; P10-010; 3300-10-010; Project address is 10378 Lavender Point. Escondido, CA 92026 at Lilac Rd. Minor Use Permit, Verizon Wireless Verizon Wireless proposes to install 12 panel antennas and one 4-ft diameter microwave antenna on a new 35-foot high monopine. All equipment located inside a new 12X33 stick built shelter with stucco finish and a tile roof. Project contact person, Karen Adler at 760-715-3416. (DPLU Planner is Michelle Chan at 858-694-2610).</p> <p>c. San Diego County Registrar of Voters to VCCPG; request for information about which seats and occupants of seats are up for re-lection in 2010.</p> <p>d. DPLU to VCCPG; Hill Top Ranch; Minor Subdivision (4 lots/remainder); Tentative Parcel Map TPM 21129; ER 08-02-006; project address: Pauma Heights Road at La Cuesta De Pauma; APN: 133-311-53-001; letter to Harlan Beck of Pauma View Ranch, LLC, Pauma Valley; raises questions about project billing, DPLU’s lack of response to Lawyer Wes Peltzer’s letter and request to continue to process the project. DPLU says that Beck may withdraw TPM 21129, incorporating it into TM 5263 or processing TPM 21129 as a tentative map. (DPLU Project Manager is Katie Hughes 858-495-5845).</p> <p>e. DPLU to Oliver Smith, VCCPG. Receipt of letter about Equine Zoning Subcommittee; meetings already held by DPLU about Equine</p>														

Zoning and statement of willingness to meet with the Sub-committee and to possibly develop strategies on how to address const concerns with a Major Use Permits as well as to explore different processing options. To set up a meeting contact Carl Stiehl at 858-694-2216

- f. Planning Commission of San Diego to VCCPG; Notice of Public Hearing on May 28, 2010 at 5201 Ruffin Road. TM 3100 5494, ER 3920 08-08-026; Residential subdivision of 31.55 acres into six residential lots located south of Sierra Rojo Road along Double K Roads in Valley Center. TM5194 Frolich Tentative Map. Last VCCPG action was a vote to approve a replacement may in May, 2008.
- g. SANDAG to VCCPG; comment period extended to June 18,2010 on Programmatic Environmental Impact report for the 2050 Regional Transport Plan. Comments to Rob Rundle, 401 B Street, Suite 800 San Diego.
- h. Army Corps of Engineers to VCCPG; Notice of intent to prepare a draft EIS and Hold a Public Scoping meeting; applicant is Jim Simmons, Gregory Candy Landfill LTD, 160 Industrial Street, Suite 200, San Marcos, CA . The proposed project would affect the San Luis Rey River and Gregory Canyon and would discharge fill materials into approximately 2 acres of waters in the San Louis Rey River and Gregory Canyon.
- i. DPLU to VCCPG; POD 09-006 Solar Energy Zoning Ordinance Amendment; The proposed ordinance amendments are intended to set forth standards for the installation and operation of Solar Energy Systems. Comment requested by June 18, 2010. Hearing before the Planning Commission anticipated on July 9, 2010 and before the Board of Supervisors in August 2010.
- j. DPLU to VCCPG; DPLU is requesting public review of proposed revisions to Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection. Revision includes updates to incorporate changes to the County Fire Code, improved standards for dead end road length and improved Standards for shelter in place. Comments must be received by June 18, 2010; for additional information contact James Pine at 858-495-5434.
- k. DPLU to VCCPG; Lilac Vista Wireless Telecommunication Facility Modification; ZAP03-007W1; ER03-02-002A; Project address is 11200 Berry Road, Valley Center. CA 92082; APN 129-320-17-00; Kiva project 10-0125030. Project is a minor use permit modification to allow the co-location of a wireless telecommunication facility on an existing mono-tree. The project consists of the addition of 12 panel antennas on the existing 55' mono tree along with associated equipment; Project Contact person is Karen Adler at 760-715-3416; (DLP project manager is Michelle Chan at 858- 694-2610.)
- l. DPLU to VCCPG; Villalobos Site Plan, B Designator 3500-09-010 (STP); ER 3910-09-08-007 located at Valley Center Road and Woods Valley Road. Grant of Site plan which authorizes a 2,800 square foot commercial retail space and 5.600 square feet of storage for feed and agricultural supplies. Site plan as been reviewed and approved only for the B designator review pursuant to the Valley Center Design Review Guidelines and the Preliminary Grading and improvement plan.

10.	Requests for Items on Upcoming Agendas:	
a)	Vote to add Victoria Cloutier to the Web site SC on next month's agenda.	
11.	Motion to Adjourn:	8:54 pm
	Maker/Second: Rudolf/Hofler	Vote: 12 -0 – 0
Notes: Next Regular Meeting: June 28, 2010		

Appendix A:

See attachment: VCCPG handouts 6.14.2010

Appendix B

See attachment: Misinformation regarding VC GPU

Appendix C

See attachment: VCCPG response to San Pasqual Draft EA 6.14.2010